



C.14

THE CITY OF REDMOND

OFFICE OF THE MAYOR  
ROSEMARIE M. IVES, Mayor

**MEMO TO:** City Council

**FROM:** Rosemarie Ives, Mayor

**DATE:** April 19, 2005

**SUBJECT:** **ORDINANCE: ADOPTION OF COMPREHENSIVE PLAN AMENDMENTS TO REPEAL THE EXISTING INTRODUCTION SECTION, ADD A NEW INTRODUCTION SECTION, AND REVISE THE EXISTING NEIGHBORHOODS ELEMENT**

**I. RECOMMENDED ACTION**

By motion adopt the attached ordinance amending the Comprehensive Plan Introduction Section and Neighborhoods Element, as recommended by the Planning Commission on March 23, 2005.

**II. DEPARTMENT CONTACT PERSONS**

Roberta Lewandowski, Director, Planning and Community Development, 425-556-2447  
Rob Odle, Policy Planning Manager, 425-556-2417  
Lori Peckol, Principal Planner, 425-556-2411  
Kimberly Dietz, Neighborhood Planner, 425-556-2415  
Dianna Broadie, Senior Planner, 425-556-2414

**III. DESCRIPTION/BACKGROUND**

Background

Redmond is working on a major update of its Comprehensive Plan. This amendment is being undertaken to address City policy to evaluate and update the Comprehensive Plan periodically, as well as to address requirements under the Growth Management Act.

In September 2003, the City Council adopted the updated vision, goals, and framework policies that, together with the preferred 20-year growth strategy, set the direction for this update. In 2004, the City Council adopted updates for several of the more specific elements of the Comprehensive Plan, including Downtown; Community Character and Historic Preservation; Human Services; Land Use, Housing, and Economic Vitality; Annexation and Regional Planning; Parks, Recreation and Arts; Participation, Implementation and Evaluation; Transportation; Utilities; and Capital Facilities.

Pending Action

The proposed action is the Planning Commission's fourth set of policy recommendations, and consists of updates to the Introduction and to the introduction portion of the

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Neighborhoods Element of the Comprehensive Plan. The Planning Commission's Report to City Council, dated March 23, 2005, submitted to you earlier, summarizes major recommended policy updates, as compared to the existing policies.

Future Actions

One final section of the Comprehensive Plan remains to be updated: the Conservation and Natural Environment Element. Work is currently underway on this element.

**IV. IMPACT**

**Service Delivery and Fiscal Impact:** The proposal emphasizes better service delivery through enhancement of communications with the neighborhoods.

**V. ALTERNATIVES**

**A. Adopt the Planning Commission recommended amendment.** The previously submitted Planning Commission report details the basis for the recommendation.

**B. Defer the update to a later date.**

The City Council could defer adoption of this amendment to a later date, if there are issues warranting additional research or discussion, or could direct changes. Changes that are significant departures from the Planning Commission's overall intent and citizen comment would likely affect the goal of retaining Redmond's character, while accommodating growth. Significant changes could also affect the timing of the final adoption of the complete update. The City is currently past the December 2004 deadline for adoption, and further delay could increase the chances that the State would impose sanctions.

**VI. TIME CONSTRAINTS**

The Growth Management Act requires that cities and counties planning under the Act must review and update comprehensive plans by December 2004. Adoption of these updated elements is an important step in the update process and prompt action is needed to avoid sanctions.

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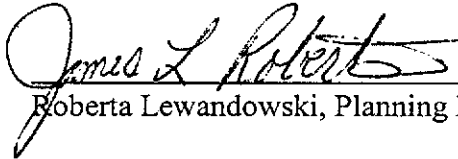
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**VII. LIST OF ATTACHMENTS**

**Attachment A: Ordinance**


**Exhibit 1:** Proposed Comprehensive Plan Section for Adoption:  
Introduction

**Exhibit 2:** Proposed Comprehensive Plan Element for Revision:  
Neighborhoods Element

 FOR  
Roberta Lewandowski, Planning Director

4/8/05  
Date

Approved for Council Agenda:

  
Rosemarie Ives, Mayor

4/12/05  
Date

# ATTACHMENT A

## ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND THE REDMOND COMMUNITY DEVELOPMENT GUIDE TO REPEAL THE EXISTING COMPREHENSIVE PLAN INTRODUCTION SECTION; ADD A NEW COMPREHENSIVE PLAN INTRODUCTION SECTION; AND REVISE THE INTRODUCTION OF THE EXISTING COMPREHENSIVE PLAN NEIGHBORHOODS ELEMENT (L050019), AND ESTABLISHING AN EFFECTIVE DATE.

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WHEREAS, pursuant to the Growth Management Act, the City of Redmond must update its Comprehensive Plan by December 2004; and

WHEREAS, through Resolution No. 1066, the City Council selected Modified Draft Alternative 3 as the preliminary preferred growth strategy and basis for further work to update Redmond's Comprehensive Plan and the Redmond Community Development Guide, and directed staff and the Planning Commission to carry out a work plan to further evaluate and implement the preliminary preferred growth strategy as soon as practicable; and

WHEREAS, in 2003, the City held two major community meetings, Redmond Design Day and Housing Fair, to seek citizen participation in and comments on all aspects of the Comprehensive Plan update, and held meetings in the Downtown, SE Redmond, North Redmond, Education Hill, Grass Lawn, and Viewpoint neighborhoods to seek ideas from citizens at a neighborhood specific level concerning a variety of Comprehensive Plan issues; and

WHEREAS, through Ordinance No. 2177, the City Council adopted in 2003 an updated Goals, Vision and Framework Policy Element to provide the basis and direction for updates to specific policies in the Redmond Comprehensive Plan and to the Redmond Community Development Guide; and

WHEREAS, the land-use related and facility-related element updates of Redmond's Comprehensive Plan have been adopted through Ordinance Nos. 2224 and 2230 on August 17, 2004 and on October 19, 2004, respectively; and

WHEREAS, the fourth set of policy amendments involves updates to the Introduction to the Comprehensive Plan and to the Introduction to the Neighborhoods Element; and

WHEREAS, in 2005, the City sought public comment on these proposed updates to the Introduction Section and to the Introduction to the Neighborhoods Element of the Comprehensive Plan; and notified individuals with known interest in proposals being considered; and

WHEREAS, in 2003 and 2004, the City also sought community participation in the Comprehensive Plan update through several articles on issues under consideration in *Focus on Redmond*, through the Redmond 2022 portion of the City's web site, and through articles in the *Redmond Reporter*; and

WHEREAS, the Planning Commission conducted a public hearing on March 16, 2005 to receive public comments on said updates; and

WHEREAS, the City Council also reviewed said updates; and

WHEREAS, as a result of the City's community outreach, the public has had extensive opportunities to participate throughout the Comprehensive Plan amendment process, including opportunities to identify issues for the update and to comment on the proposed policies; and

WHEREAS, the City has determined to update the entire Comprehensive Plan to reflect the preferred growth strategy; the updated vision, goals and framework policies; community input; revisions necessary to comply with changes to the Growth Management Act;

issues and opportunities facing Redmond; and to remove policies that have been completed or become outdated, improve readability, and eliminate redundancy; and

WHEREAS, state agencies have received 60-day notice of Redmond's proposed Comprehensive Plan amendments; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued February 17, 2005 for the proposed Comprehensive Plan amendments; and

WHEREAS, the proposed updates to the Introduction Section and to the Neighborhoods Element of the Comprehensive Plan provide the basis for amendments to the Redmond Community Development Guide; and

WHEREAS, through Ordinance No. 2156, the City set the content of the current Annual Comprehensive Plan Amendment Package, which included proposed amendments to the Introduction Section and to the Neighborhoods Element, as well as forthcoming amendments to the remaining Natural Environment Element; and

WHEREAS, the City of Redmond desires to adopt updated Comprehensive Plan Elements to implement the 20-year community vision, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO  
ORDAIN AS FOLLOWS:

Section 1.     Findings and Conclusions. After carefully reviewing the record and considering the evidence and arguments in the record and at public meetings, the City Council hereby adopts the findings, analysis, and conclusions in the Planning Commission Report dated March 23, 2005.

Section 2. Repeal of Existing Comprehensive Plan Chapter. The Redmond Comprehensive Plan is hereby amended to repeal the existing Comprehensive Plan Introduction Chapter, incorporated herein by this reference as if set forth in full.

Section 3. Adoption of New Comprehensive Plan Section. The Redmond Comprehensive Plan is hereby amended to add the text and other provisions as set forth in Exhibit 1, incorporated herein by this reference as if set forth in full.

Section 4. Revision of Section of Existing Comprehensive Plan Element. The Redmond Comprehensive Plan is hereby amended to revise the text, policies and other provisions as set forth in Exhibit 2, incorporated herein by this reference as if set forth in full.

Section 5. Preparation of Final Comprehensive Plan Document. The Administration is directed to complete preparation of the final Comprehensive Plan document, including updates to policy numbers; correction of any typographical edits; minor editorial revisions; and inclusion of appropriate graphics and illustrations.

Section 6. Severability. If any policy, section, sentence, clause, or phrase of this ordinance, or any policy adopted or amended hereby, should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other policy, section, sentence, clause, or phrase of this ordinance or any policy adopted or amended hereby.

Section 7. Effective Date. This ordinance, being an exercise of a power specifically delegated to the city legislative body, is not subject to referendum, and shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

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ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
BONNIE MATTSON, CITY CLERK

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

By: \_\_\_\_\_

FILED WITH THE CITY CLERK:  
PASSED BY THE CITY COUNCIL:  
SIGNED BY THE MAYOR:  
PUBLISHED:  
EFFECTIVE DATE:  
ORDINANCE NO.: \_\_\_\_\_



# Exhibit 1

## Proposed Comprehensive Plan Section for Adoption

Introduction to Comprehensive Plan is hereby adopted to the Redmond Comprehensive Plan to read as follows:

# Proposed Introduction

Redmond is a suburban city in the Seattle metropolitan area with a 2004 population of 46,900. It has a picturesque natural setting with the Downtown located in the Sammamish Valley surrounded by forested hills and flanked by mountain views. Portions of the City border Lake Sammamish and the lake outlets to the Sammamish River which winds up the valley. (Insert photos of natural setting) It has maintained tangible reminders of the area's history and cultural roots. (Insert photos of historic bldgs)

It is a major employment center, ranking 4<sup>th</sup> in the central Puget Sound region. (Insert photos of employment centers. It includes a variety of attractive places to live in single family homes and multi-family apartments and condos in residential neighborhoods and several well-kept mobile home parks. Overall, roughly 65 percent of Redmond residents own their homes. (Insert photos of current housing) In the Downtown, Redmond Town Center, the Old Redmond Schoolhouse Community Center, and increasingly, new residential developments are contributing to the area's vibrancy and interest. (Insert Frazier Ct photo) Redmond's recreational system includes a variety of neighborhood, community and resource parks totaling 1,300 acres.

This is what Redmond is like today and Redmond has thought carefully about what it desires as a future.

## Shaping Our Future

Surveys and workshops have shown that people in the community hold a number of key values in common. The most highly rated values are:

- The natural setting and environment including the forested areas, clean air and water, wildlife, and parks/open space.
- Neighborhoods that are quiet and attractive with a variety of housing choices.
- Commercial areas that provide shopping, jobs, entertainment, and gathering places.

- A transportation system that includes choices for reaching destinations within Redmond and the region including a system designed to provide safe pathways for alternatives such as walking and biking.

Planning ensures that characteristics citizens value today as well as in the future are recognized and reflected in City decisions as the community matures.

In 1990, Washington's Legislature passed the Growth Management Act (GMA) establishing planning goals and a system of planning for cities and counties that have experienced rapid growth. As a part of the GMA, King County adopted and the cities endorsed County-wide Planning Policies (CPPs) which provide a consistent framework to guide each city's plan. The CPPs address issues that transcend city boundaries, such as setting Urban Growth Areas, accommodating housing and job demand, and addressing capital facilities that are regional in nature, as well as providing a framework to promote consistency between a multitude of city plans.

## What is a Comprehensive Plan?

The Comprehensive Plan is a broad statement of the community's vision for the future and contains policies primarily to guide the physical development of the City as well as certain aspects of its social and economic character. The Plan directs regulations, implementation actions, and services that support the vision. The plan reflects the long-term values and aspirations of the community as a whole and shows how various aspects, such as land use, housing, transportation, capital facilities, and services work together to achieve the desired vision.

While a Comprehensive Plan is meant to provide a strong and constant vision for the future, it is also a living document that must be able to accommodate change such as a new technology, an unforeseen impact, or an innovative method of achieving a component of the vision. It is therefore regularly updated to account for changing issues or opportunities facing Redmond while still maintaining the core values of the community.

## Who Plans and How?

City of Redmond residents, business owners, employees of businesses located in Redmond, owners of property in Redmond, or just about anyone who is affected by the Plan is invited to help develop and update the Comprehensive Plan. Generally, planning begins with identification of the issues and of the stakeholders. Planning may be for the overall vision of the City, for sub-areas, for neighborhoods, or related to particular subjects such as transportation. Participants may vary depending upon the scope of the particular issue.

The City Council established a Planning Commission as a means of reviewing staff and citizen policy recommendations and related data in light of the community vision. It is their job to hold public hearings, discuss updates, and propose changes to the Comprehensive Plan in the form of final recommendations to the Council.

Over the years, the City has used a number of methods to encourage community participation in planning. These methods have included community meetings for citywide visioning, neighborhood meetings for smaller planning areas, and stakeholder meetings for topical interests. Another method used to address topical issues were the community forums, small meetings hosted in houses throughout the neighborhoods. Open houses and design charrettes were held both to present ideas and to discover new ones. Surveys and questionnaires are used periodically to reach those who may not be able to make meetings. Established boards or commissions meet regularly and address planning on an ongoing basis. Advisory councils or groups may be used to work through a process with a limited scope or time frame. More recently, Redmond's web site has provided not only a way to advertise meetings but also to seek ideas on planning questions. Ultimately, all major planning decisions fall to the City Council who is responsible for establishing regulations, programs, and planning policies, and also for adopting the City budget.

# Planning for Redmond from Small Town to City Major Highlights

<b>1940s</b>	<i>Land use planning established. Redmond has been incorporated since 1912 but remains a small town.</i>
1940	<i>First Zoning Ordinance</i>
1948	<i>Planning Commission established</i>
<b>1950s</b>	<i>Growth is slow. Jonathan Hartman, serving as volunteer City staff, dedicates a great deal of his time helping to guide much of Redmond's growth for a period of 15 years.</i>
<b>1960s</b>	<i>Early beginnings of formal planning. Redmond population increases sevenfold. Several major annexations take place. Planning efforts are largely directed at protecting neighborhood character.</i>
1963	<i>September 1963, the first Comprehensive Zoning Plan is adopted.</i>
1964	<i>Mayor Graep sets up the first planning department. Jonathan Hartman, serves as Redmond's first paid director.</i>
<b>1970s</b>	<i>Redmond citizens decide comprehensive planning is needed to prepare for continuing growth. More annexations add areas in Overlake.</i>
1970	<i>The Planning Commission prepares a Master Plan.</i>
1979	<i>The Community Development guide is adopted, combining the Comprehensive Plan and the Zoning Code.</i>
<b>1980s</b>	<i>Many new high-tech industries start up in Redmond. The City begins to see a growing day-time/employee population as well as continued growth in the number of residents. Downtown Plan created that envisions a livable downtown that provides employment, shopping, attractive and safe places to live, recreation, and civic activities.</i>
1981	<i>Shoreline Master Program adopted. Design Review Board established.</i>
1983	<i>Adoption of the Uniform Building Code.</i>
1986	<i>First neighborhood plan undertaken.</i>
1987	<i>First major facility plan incorporated into Community Development Guide.</i>
<b>1990s</b>	<i>New mandates from the State, such as the Growth Management Act (GMA,) add elements to Plan. Redmond's population doubles and several million square feet of commercial are added. Areas to the north of the City are annexed.</i>
1992	<i>Sensitive Areas ordinance adopted to implement long-standing City policies.</i>
1993	<i>New Downtown Plan adopted.</i>
1995	<i>Adoption of updated Comprehensive Plan that meets the State Growth Management Act guidelines, including concurrency requirements. Downtown is designated an Urban Center.</i>

## Planning for Redmond from Small Town to City (continued)

1998	<i>Adoption of design guidelines to meet new legal requirements.</i>
2000s	<i>Residential and commercial growth still continuing. City officials, staff and citizens evaluate the success of the Comprehensive Plan in guiding the proposed growth.</i>
2000/2002	<i>Historic preservation policies and regulations adopted to preserve portions of Redmond's heritage and unique character.</i>
2004/2005	<i>First major update to the (GMA) Comprehensive Plan adopted. Plan includes greater emphasis on community character, variety in housing, housing to better address workforce needs, transportation choices and connections, and annual monitoring as well as greater commitment to neighborhood planning.</i>

### What is in this Plan?

This Plan is designed to be a readable but functional document to guide Redmond's future direction. It is the policy portion of the Community Development Guide.

Each element contains policies, text, charts, tables, and, in many cases, maps. The policies are the guiding principles; however, they are often preceded by explanatory text, which describes the context of the policy or reasoning behind the policy. The policies may be supplemented with charts or tables. Policies are numbered and highlighted in bold print. Notation in the elements preceding the policy helps to identify the subject under discussion. All policies beginning with **FW** are framework policies and guide underlying policies. Each element has a designation such as **HO** for housing or **UT** for utilities. Maps may serve either as being informative like the text or may be a supplement to the policy such as when it illustrates a service area or facility.

The Plan is organized with the following sections or elements.

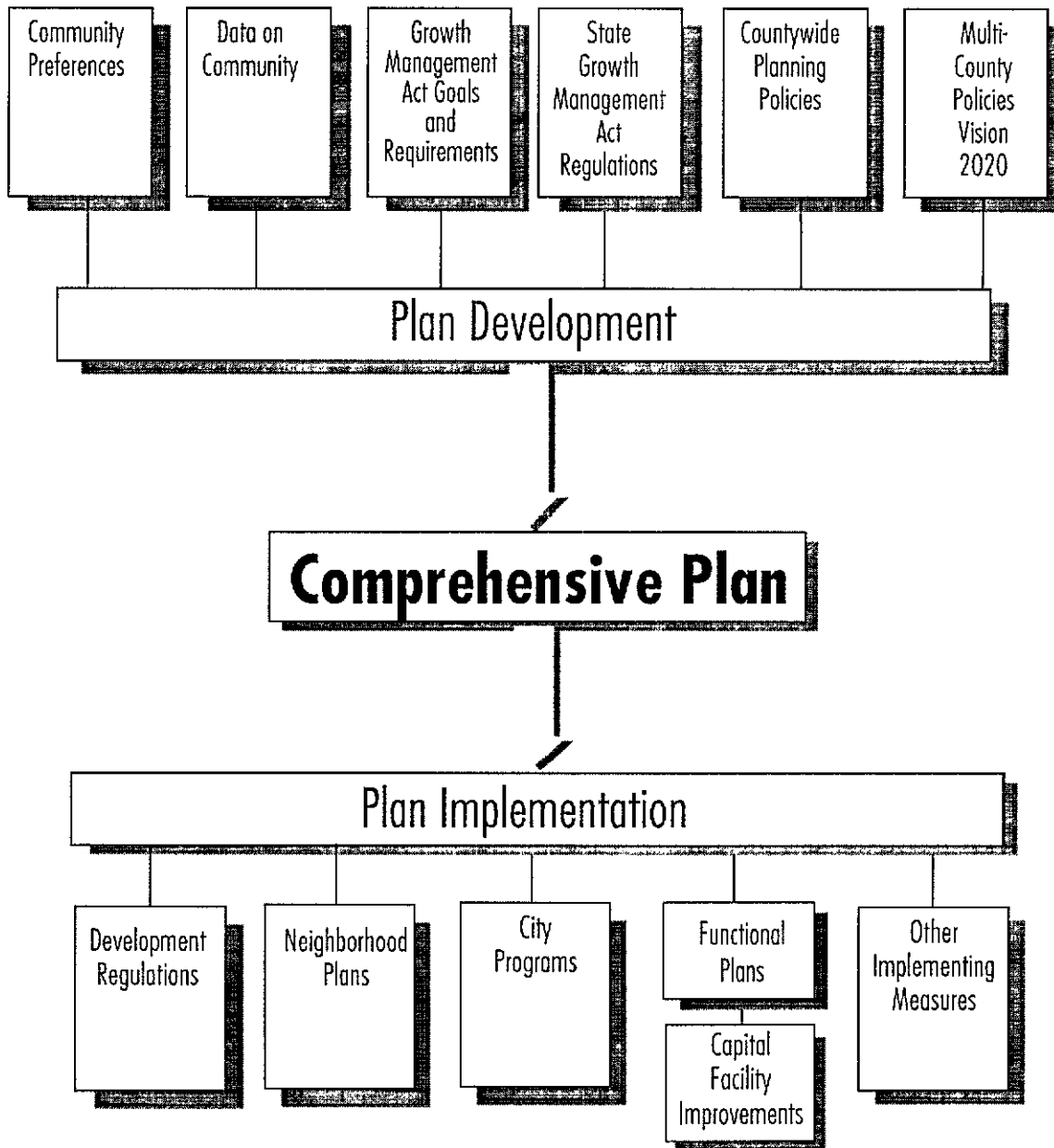
Element or Section	Policy Abbreviation	Primary Function
<b>Introduction</b>		Provides overview of the purpose of the document and an explanation of how it was developed.
<b>Goals, Vision, and Framework Policies</b>	<b>FW</b>	Sets the overarching goals for the City of Redmond and describes the future vision of what the City will look like and how it will function. These policies guide all others.

<b>Community Character and Historic Preservation element</b>	<b>CC</b>	Defines how Redmond views its character.
<b>Natural Environment</b>	<b>NE</b>	Addresses stewardship of the natural setting.
<b>Land Use</b>	<b>LU</b>	Guides physical placement of land uses.
<b>Housing</b>	<b>HO</b>	Addresses needs and strategies for providing a variety of types of housing.
<b>Transportation</b>	<b>TR</b>	Addresses the movement of people and goods.
<b>Utilities</b>	<b>UT</b>	Addresses utility infrastructure needs and design.
<b>Capital Facilities</b>	<b>CF</b>	Describes how the City plans for and finances capital infrastructure.
<b>Parks, Recreation and Arts</b>	<b>PR</b>	Addresses parks, recreational and cultural facilities, the arts, design of facilities, and program objectives.
<b>Human Services</b>	<b>HS</b>	Addresses the City's social network function.
<b>Economic Vitality</b>	<b>EV</b>	Guides the economic plan.
<b>Annexation and Intergovernmental Planning</b>	<b>A</b>	Guides annexation and City interaction within the regional context.
<b>Downtown, Neighborhoods</b>	<b>DT NP</b>	Provides more specific policies for Sub-areas of the City.
<b>Shoreline Master Program</b>	<b>SL</b>	Addresses program affecting certain shorelines designated by the State.
<b>Transportation, Sewer, Water, and Stormwater Plans</b>		Guides design, operation, and placement of these capital facilities in detail. Adopted by reference.
<b>Participation, Implementation, and Evaluation</b>	<b>PI</b>	Encourages and guides participation in the planning effort. Ensures implementation occurs and provides an evaluation system to see how the Plan is working.

## How is the Plan Implemented?

A number of tools are used to implement the Comprehensive Plan. The Community Development Guide contains a set of regulations to direct land use and design as new development or redevelopment occurs. Growth is also directed in keeping with the City's land use and community character goals through careful planning for the location and sizing of capital facilities. Programs related to the arts, recreation, or human services support policies related to cultural, recreational, or social needs. Capital facilities enhancements such as decorative street lighting carry out policies on community character. Neighborhood programs such as the neighborhood enhancement grants or block watch help implement policies on neighborhood character or safety. The implementation measures are numerous. Part of the Plan is to ensure that there is monitoring in place to keep track of progress. This is fully discussed in the **Participation, Implementation, and Evaluation** element.

# Development and Implementation of a Comprehensive Plan



## Profile of Redmond

Redmond incorporated in December 31, 1912 and remained a small town for many years. With rapid growth that began in the 1970s, the City's population as of 2004 ranked it as the 16<sup>th</sup> largest city in the State.

### Redmond in Profile - 2004

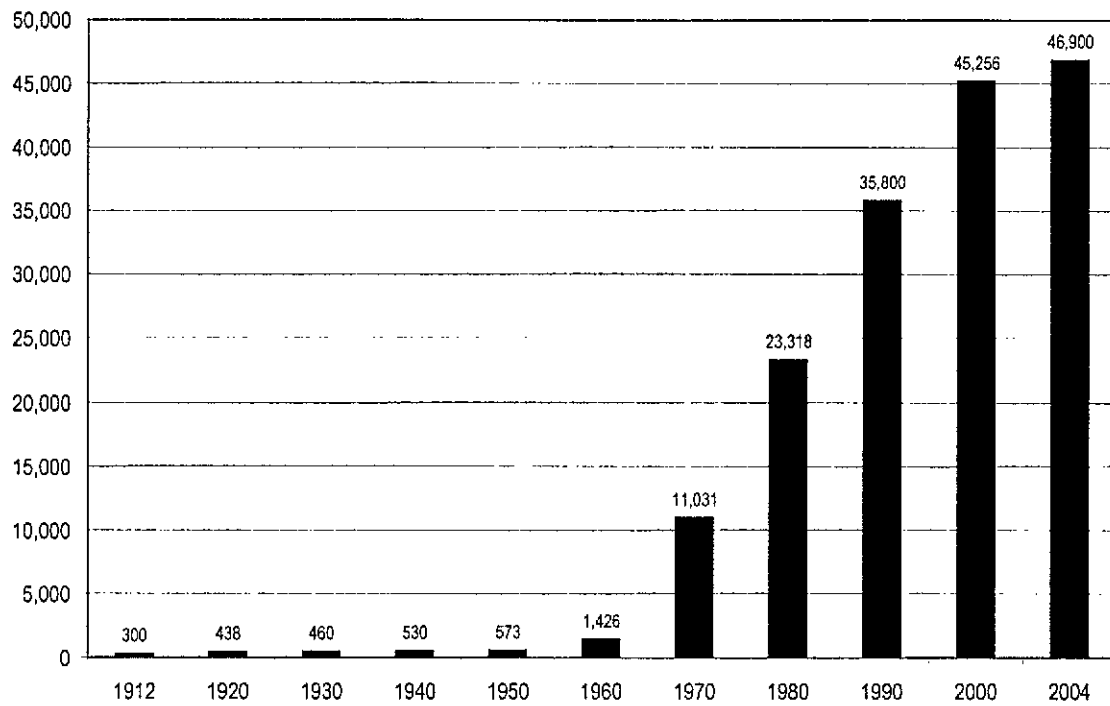
Population:	46,900
Area in square miles:	16.85
Miles of Paved Road:	128
Acres of Park Land:	1,300*
Miles of Trails:	25
Number of Schools:	9
Rank in Employment: (central Puget Sound region)	4 <sup>th</sup>
Top 10 Major Employers:	Microsoft Corporation Safeco Insurance Company AT & T Wireless Genie Industries Volt Technical Resources Group Health Eastside Hospital Honeywell International Nintendo of America Eddie Bauer, Inc.

\* Includes 895 acres in Watershed and Farrel-McWhirter parks which lie outside the contiguous city limit.

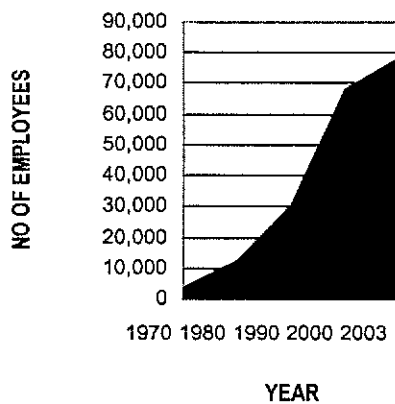
As Redmond grew, the community experienced changes in demographics which it will likely continue to see in the future. The City has evolved both in size and composition.



## POPULATION BY DECADE

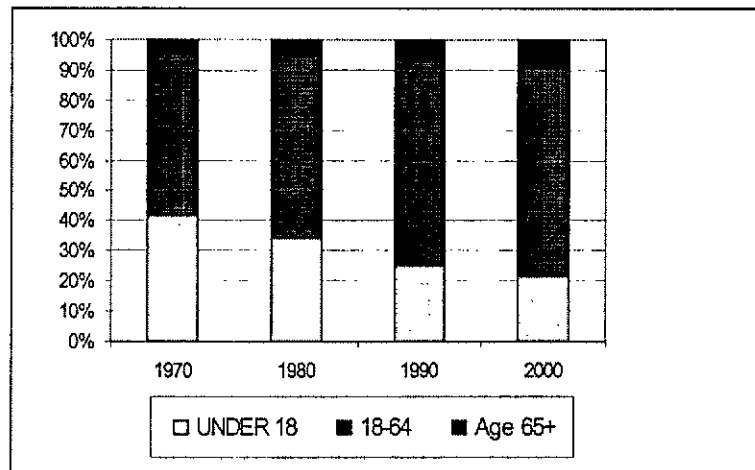


## EMPLOYMENT BY DECADE



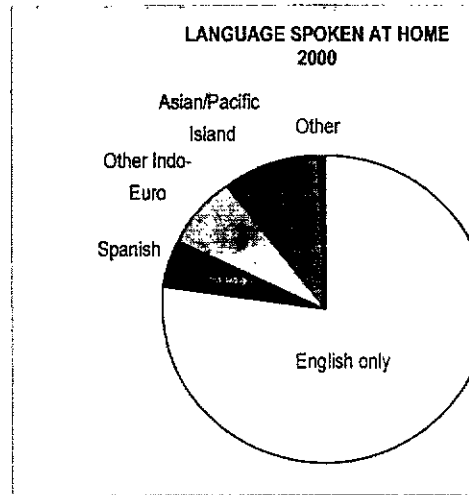
Redmond's population and household type are changing as reflected in average age, number of persons per household and greater ethnic diversity.

## AGE GROUPS - CHANGE BY DECADE



## HOUSEHOLD PROFILE - CHANGE BY DECADE

	1970	1980	1990	2000
<b>Households</b>	3,239	8,124	14,153	19,102
<b>Persons per Household</b>	3.35	2.83	2.5	2.33
<b>Married-couple family</b>	82.06%	65.90%	53.40%	48.90%
<b>Non-family household (live alone or married with no children)</b>			34.94%	40.60%
<b>Live alone</b>			25.13%	30.35%



## City History

### Redmond's Early Days

Redmond's rich bottomlands, created by ancient glaciers, provided a home to prehistoric cultures. Their descendants built longhouses and had many seasonal encampments along the Sammamish River and Bear Creek. Introductions of diseases from early hunters, trappers, and explorers reduced Native populations by the time early settlers began to arrive in the 1870s to homestead. The 1880 Census showed 50 people, 13 of which were Native American. Two noted families that settled large areas of Redmond were the McRedmonds and the Perrigos.

Due to the abundance of dog salmon (chum salmon) the settlement was first named Salmonberg then for a short time Melrose. The name then changed to Redmond when Luke McRedmond petitioned to change the post office name from Melrose. Between the Post Office name and his donation of land to site the Redmond depot for the newly arriving Seattle Lake Shore and Eastern rail line the name Redmond stayed with the town.

The earliest industry was logging aided by the rail line. Loggers felled some trees with enormous girths of up to 10 feet or more. A host of sawmills producing both board lumber and shingles were built in and around the current city. Redmond's downtown supported this industry with hotels, saloons, and trading posts. The desire to license saloons along with the desire for a proper water source led to incorporation in 1912.

In order to meet the requirements of the Homestead Act, much of the land was settled and farmed long enough to acquire ownership. As the timber industry began to fade in the 1920's agriculture became the mainstay of the community and remained so for many decades.

Small increments of growth took place due to development of the Lake Washington shipyards in the 40s and then the installation of the military Nike bases in the 50s, however, the town grew more in land size than in population. It still retained much of its agricultural roots with a feed mill located downtown. By the end of the 50's, Redmond had a total of 3.73 square miles and yet by 1960 the population was only 1,453 persons. More annexations took place in the next decade adding the remainder of Education Hill, most of Overlake, and large sections of Willows/Sammamish Valley and Grass Lawn.

#### Redmond's Growth Period

By the end of the 70's, Redmond's land area increased to 13.16 square miles. The real change in population growth came when the Evergreen Point floating bridge opened in August 1963. The bridge extended to 148<sup>th</sup> Avenue NE opening up the area to suburban residential development. This had a significant effect on the size of the town as it grew in 1970 to 11,031 and doubled that in 1980. Beginning in the 1970s and into the 1980s Redmond began to see a strong growth in high-tech industries with such companies as Physiocontrol (electronic medical devices), Data IO, Integrated Circuits (computers), Nintendo, and then Microsoft which moved its headquarters to Redmond in 1986. In this period there were also other industries that affected growth such as H & N International (chicken hatchery), Genie (mechanical lifts), and several water ski manufacturers as well as a major facility built by an established company, Safeco Insurance. By 1990, Redmond had a population of 35,800, was recognized as the headquarters for Microsoft, but had still managed to keep some of its small town charm.

#### Current Highlights

Redmond kept a remnant of its agricultural industry through the 1990s until the Feed Mill and the Keller Dairy finally ceased operations. Redmond is now a major suburb in the Seattle region with a 2004 population of 46,900. During the day the City swells to a population of 95,000 due to employment. It has retained many of the high-tech industries as well as other diverse businesses from seafood processing to package delivery. The Downtown is gradually becoming more active and walkable with the inclusion of more residences, as well as shopping, entertainment, and cultural attractions. Redmond Town Center, a major location for shopping, employment, tourist activity, and public gatherings, anchors one portion of the Downtown. A new City Hall has been added to the municipal campus. However, in spite of many changes downtown, the City has retained its historic core and is working hard to protect its heritage.

Police, fire, parks, transportation, and utilities continue to provide quality service. Residential neighborhoods remain quiet, safe places to live. The Sammamish Valley

remains an open vista of green flanked by hillsides that have retained much of the woodland character.

## Future

With growth and change come challenges. The community has stated it would like to see protection of the natural environment, protection of Redmond's heritage and character, a greater number of transportation choices, a wide range of places for socializing and recreation, a healthy economy, and a more diverse set of housing choices.

The Comprehensive Plan sets out the policies to reflect these community values and guide decisions about growth and change. It begins by laying out the main principles in the **Goals, Vision, and Framework Policies** element and follows with other elements that support that vision. It is a statement of Redmond's goals for the future and how these goals will be achieved.

## Exhibit 2

### Proposed Comprehensive Plan Element for Revision:

The Neighborhoods Element is hereby amended to add the following:

## Proposed Neighborhoods Element – Introduction

### Future Vision for Redmond – Neighborhoods

**In 2022, Redmond citizens describe their community as one that is complete, offering a wide range of services, opportunities, and amenities.** It's a community that has gracefully accommodated growth and change while ensuring that Redmond's high quality of life, cherished natural features, distinct places, and character are not overwhelmed. It's a place where people are friendly, diversity and innovation are embraced, and action is taken to achieve community objectives. It's a place that is home to people from a variety of ethnic backgrounds, which contribute to the richness of the city's culture.

Achieving a balance between accommodating growth and preserving Redmond's unique features and livability has been challenging, but over the past 20 years through the clear, shared direction contained in the Comprehensive Plan, the vision has taken shape, and throughout Redmond the results are apparent.

**Many citizens continue to actively participate in Redmond's planning process and system improvements,** and their preferences are incorporated so that Redmond continues to be the community desired by its citizens.

**In 2022, as in 2003, Redmond is a community of good neighbors.**

## Organization of this Element

### Introduction

- A. Planning for Neighborhoods
- B. Carrying Out Neighborhood Plans
- C.-K. Neighborhood Policies for Redmond's Neighborhoods

## Introduction

The Neighborhoods Element contains neighborhood-specific policies. The overall goal of neighborhood plans is to enhance the quality of life for all who live or work in Redmond's neighborhoods. Neighborhood planning uses the City's overall policies, neighborhood issues, and neighborhood opportunities to develop solutions that take advantage of opportunities and address problems. The other

Comprehensive Plan Elements, for example, Transportation, Housing, and Utilities, address these topics citywide; the Neighborhoods Element addresses these issues in a neighborhood-specific manner. The Neighborhoods Element is coordinated with other elements to ensure that policies are not duplicated. In addition to the neighborhood policies in this Element, the Downtown Element includes policies applicable to the Downtown Neighborhood.

Figure N-1 illustrates the neighborhood planning and update process and the relationship of neighborhood plans to the Comprehensive Plan. The neighborhood planning and update process gives neighborhoods the opportunity to develop or refine neighborhood policies to fit community circumstances while meeting citywide objectives.

**Figure N-1 (See next page.)**

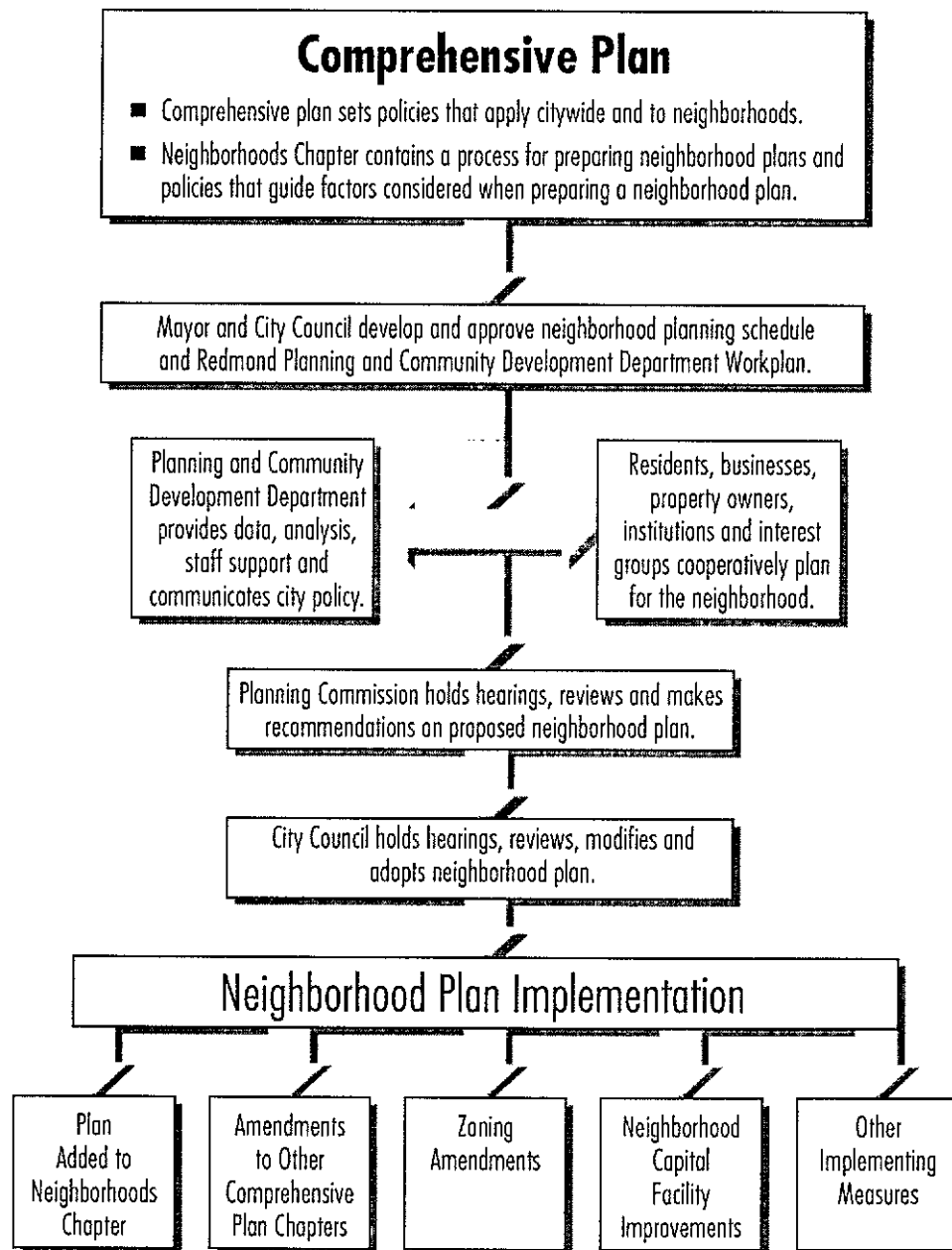
Neighborhood planning has the following benefits:

- Working at the neighborhood level, City staff are able to develop and respond to a comprehensive inventory of neighborhood specific issues and concerns.
- Addressing neighborhood problems and recognizing, enhancing, and maintaining neighborhood opportunities helps improve neighborhoods.
- Neighborhood-specific policies can help residents retain or strengthen a sense of place; that is, a combination of character, setting, land uses, and environment that makes a neighborhood unique.
- Neighborhood planning efforts bring together those who live, work, or own property in the neighborhood to address neighborhood concerns and goals jointly.
- Neighborhood planning brings together residents and City staff and officials, contributing to a stronger community.
- Two-way communication is enhanced among the neighborhood, the City staff, the Planning Commission, and City Council so that information and ideas may be shared between the groups.
- Opportunities and barriers to implementing citywide policies are identified and addressed, enhancing the effectiveness of citywide planning.
- Policies developed on a neighborhood level may inspire efforts for the entire City, improving planning and implementation citywide.

By addressing neighborhood problems and drawing on the desirable attributes of neighborhoods, the Neighborhoods Element works to enhance Redmond's quality of life. For example, neighborhood traffic management and land use policies help provide for efficient development while minimizing land use conflicts and adverse impacts on neighboring uses.

The citywide vision and policies describe an overall preferred growth strategy for Redmond, while the Neighborhoods Element establishes a specific vision and policies for each neighborhood. The neighborhood policies are consistent with the citywide framework, as required by the Growth Management Act. Fulfilling each neighborhood vision will collectively achieve the citywide vision. For example, the citywide policies call for creating opportunities within Redmond to provide a diversity of housing types at a range of prices, including affordable homes. The neighborhood policies identify the desired qualities of each residential neighborhood and the neighborhood's strategies for promoting innovative and affordable housing within the neighborhood.

# Figure N-1 Neighborhood Planning Process



## **A. Planning for Neighborhoods**

Redmond's substantial residential and employment growth has increased the complexity of opportunities and issues the City faces. While many of these opportunities and issues can be effectively addressed at a citywide level, others need more specific solutions. This section includes policies that will guide the preparation, review, and update of neighborhood plans. Redmond's neighborhoods are shown on Map N-1. These areas form the boundaries for the neighborhood plans, based on geography, the transportation network, and land use; they are utilized for planning purposes only.

### **Map N-1 (see next page)**

#### **Preparation and Coordination of Neighborhood Plans and Updates**

Since the preparation and adoption of a neighborhood plan is typically an extended process, preparation of plans for different neighborhoods must be staggered to minimize costs and utilize staff effectively. The timing of the preparation of a plan for a given neighborhood will be based on the urgency of the issues, opportunities that need to be addressed, and the level of growth facing each neighborhood.

To be effective, plans must be current. Neighborhood plans will be periodically reviewed in anticipation of and during periods of growth. Based on that review, the City may decide that the plan does not require any changes, that limited updating is needed, or that the neighborhood plan should be redone.

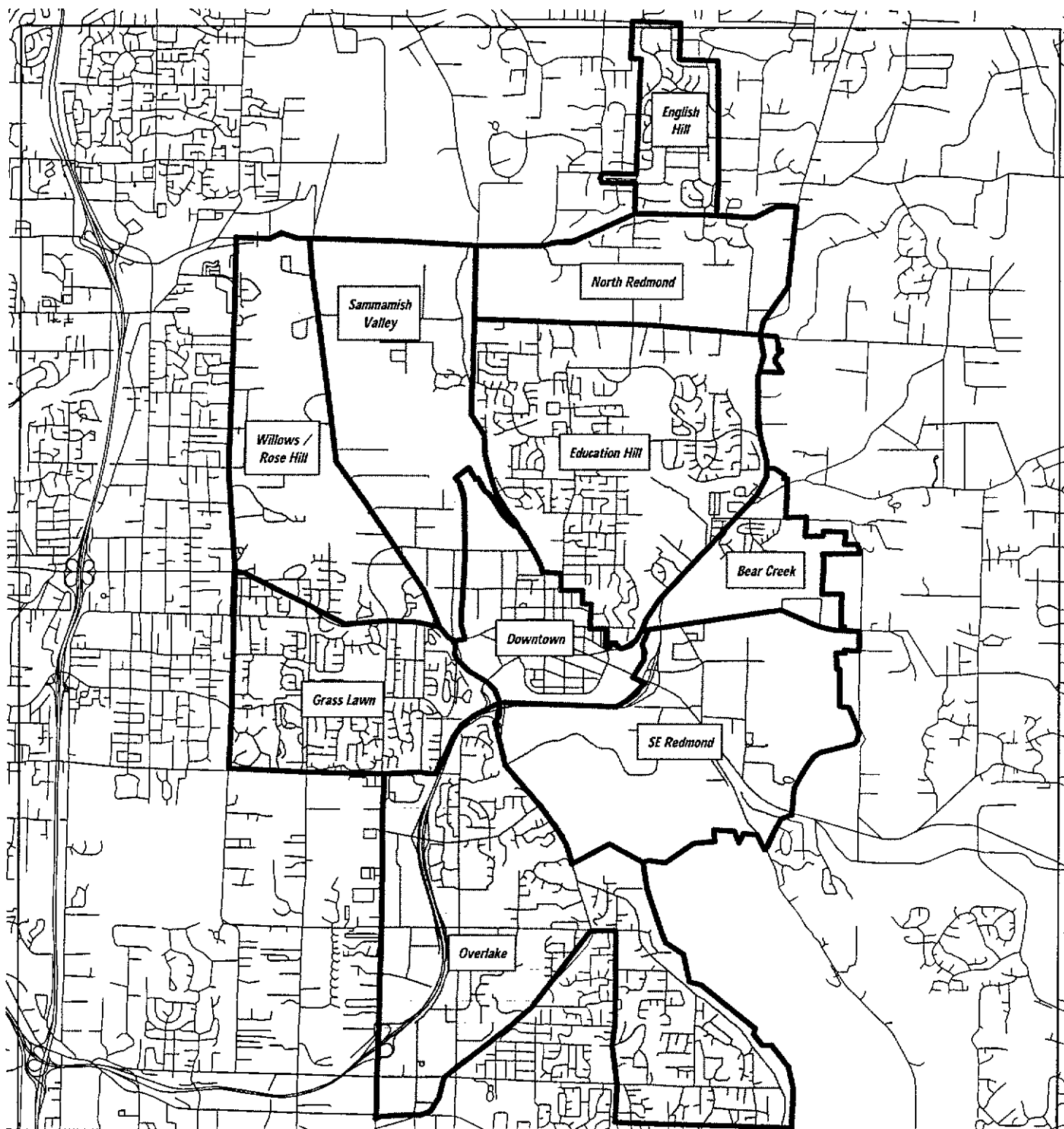
- NP-1 Prepare or update neighborhood plans every six years, and include a review of neighborhood plans to determine if they are adequate or require updating. Work with neighborhood representatives and the Planning Commission to prepare a recommendation on priority neighborhoods for consideration by the City Council.

After being developed, each neighborhood plan will be reviewed by the Planning Commission. The Planning Commission will conduct a public hearing on the plan and make a recommendation to the City Council. The City Council will then consider adoption of the plan, after modification if needed, and incorporate it into the Neighborhood Element.



Maximum public input is essential for the preparation of, update to, and review of a neighborhood plan. At key milestones throughout the neighborhood planning and update process, staff emphasizes involvement from the community using a variety of methods such as direct mailing, web announcements, flyers, and through other existing communication networks, such as home owners associations and faith based communities.

Public involvement may also be pursued by using existing neighborhood organizations as advisory groups, conducting neighborhood surveys, or holding workshops. The techniques selected should be appropriate to the planning effort and the community while providing a fair and equal opportunity for all who live, work, and own property within the neighborhood to participate.





## Legend

-  Roads
-  Neighborhoods



# Neighborhoods

Scale in Feet  
0 500 1000 2000 3000

N-1 ##/##/##

NP-2 Maximize public input to neighborhood plans through the guidance of a citizen advisory committee or other representative group composed of people who live, work, own property, or own a business in the neighborhood. Ensure that neighborhood residents, businesses, and property owners always have the opportunity to be involved in the review, preparation, and adoption of neighborhood plans. Use techniques appropriate to the neighborhood and to the issues under consideration, and involve affected City departments, boards, and advisory committees in the update and review of neighborhood plans.

### **Techniques and Structure of the Neighborhood Plan Update Process**

Redmond's neighborhoods are unique and each neighborhood plan will address different issues and opportunities. However, to ensure that plans are consistent with the citywide Comprehensive Plan and that appropriate problems and opportunities are addressed, each plan should consider a common set of issues and opportunities.

One such consideration is neighborhood character. Neighborhood character refers to the overall sense of a neighborhood. It evolves over time and results from the interaction of a variety of factors. Those factors include the appearance of the neighborhood, such as the buildings, landscaping and streets; the types of land uses; natural features and open space; and other focal points such as schools, churches, parks, and neighborhood businesses.

Staff will utilize a variety of techniques with the neighborhoods so that they equally understand the issues and opportunities, in order to establish a common knowledge base for all involved. From this base knowledge, recommendations will evolve.

- NP-3 Address issues and opportunities in preparing neighborhood plans and updates such as:
- Implementing the citywide Comprehensive Plan;
  - Establishing a long range vision for the neighborhood;
  - Coordinating neighborhood communication;
  - Reviewing neighborhood boundaries,
  - Preserving the natural environment;
  - Promoting parks, recreation, open space, and cultural arts, especially those that address local neighborhood needs;
  - Identifying community facilities and services;
  - Encouraging provision of housing to serve people of a diversity of income levels, ages, family sizes, and special needs;
  - Supporting commercial uses, when appropriately sited;
  - Establishing and enhancing neighborhood character and design issues such as identification and enhancement of formal and informal neighborhood gathering places, and identification and enhancement of neighborhood gateways;
  - Conserving and improving historic, archaeological, or cultural sites;
  - Supporting neighborhood transportation needs including strategies to improve transportation connections, encourage use of alternative travel modes, and manage traffic; addressing modes of transportation such as walking, bicycling, transit, and personal motor vehicle;
  - Identifying and reporting other issues and opportunities raised by neighborhood residents, businesses, property owners, and other interested groups and individuals; and

- Developing a list of priority projects based on recommendation by neighborhood representatives.

The weight given to each of these areas will vary with its significance to the neighborhood. While each neighborhood will require individual solutions and have individual opportunities, a “tool kit” of solutions forms the starting point that can be applied to neighborhoods, reducing planning costs and easing implementation. The tool kit includes planning techniques, zoning techniques, traffic calming methods, design standards, and other implementation measures. While these tools should be customized to fit the neighborhood, they must also be consistent with the citywide Comprehensive Plan and Community Development Guide, and be economical to administer. Over time, new tools will be added to the tool kit.

- NP-4 Identify techniques and methods that can be used to address neighborhood issues and opportunities. Choose solutions that are compatible with the City’s Comprehensive Plan and development regulations.
- NP-5 Update policy and development regulations necessary for a neighborhood plan concurrently to enable the Planning Commission and City Council to review and amend both the policies and development regulations at the same time.

## **B. Implementing Neighborhood Plans**

Once a neighborhood plan is prepared and adopted, it must be implemented. Neighborhood plans will be implemented through coordination among City staff, programs and policies carried out by City departments, and by applying neighborhood policies and regulations to specific developments through land use reviews. Examples of situations in which related neighborhood policies and implementing regulations would be applied include proposed Comprehensive Plan amendments, rezones, subdivisions, site plan entitlements, SEPA reviews, certain building permits, and similar permits and approvals.

- NP-6 Implement the neighborhood plans’ vision, policies, and improvements by:
- Using discretionary land use reviews;
  - Identifying capital facility improvements needed in a neighborhood and ways of funding them;
  - Providing follow up communication among interested parties and the members of the neighborhood;
  - Offering the Neighborhood Spotlight Fund to complete appropriate projects; and
  - Using other implementing measures.

### **Initial Neighborhood Improvements**

The neighborhood planning and update process provides an opportunity to identify small capital improvements of particular importance to the neighborhood that can be completed through the Neighborhood Spotlight Fund. Projects for consideration may include a trail connection, streetlights,

signs, or a park improvement. Examples of smaller, non-capital projects that could be considered for assistance through the Neighborhood Matching Fund include a workshop event that promotes the goals and vision of the final plan or a neighborhood parade float for festivals such as Derby Days.

NP-7 Work with neighborhood representatives to recommend projects for inclusion in the priority projects list. Give deference to neighborhood recommendations provided projects are consistent with the Comprehensive Plan and in compliance with safety standards set by the City. Periodically review the priority project list with neighborhood representatives, City staff, and officials in order to determine priority and feasibility. If conflicts occur, neighborhood policies take precedence over the general policies in the other Comprehensive Plan elements.

NP-8 Identify and implement one or more small neighborhood projects to respond to specific issues identified during the planning process. Work together with representatives of the neighborhood in order to ensure the completion of the projects in a timely manner.

### **Process and Planning Review**

Ongoing review of the plan, assessment of the planning process, and evaluation of the tools utilized allow staff and residents to examine and improve the neighborhood update procedure. The review serves as a check-in period with the neighborhood residents during which new ideas and issues are presented, in addition to an examination of the steps taken to promote plan implementation. Methods for assessment will be designed to meet the specific needs of the neighborhood. For example, communication may continue through public sessions and surveys with citizen advisory group members and other representatives of the neighborhood. Review also occurs at the staff level to ensure that best management practices continue to be utilized and methods improve as identified.

Key milestones provide opportunities for feedback from the residents of a neighborhood. At those times, notification of a survey, workshop, open house, or other collaborative effort is provided in an effort to bridge the interests and issues reflected by City staff and officials, the neighborhood representatives, and neighborhood residents. Milestones include but are not limited to:

- Announcement of the neighborhood planning and update process, and recruitment of neighborhood representatives;
- Presentations of the initial identification of issues and opportunities regarding the neighborhood;
- The formal development of a neighborhood vision which includes the long range ideas and concerns for the neighborhood in its entirety; and
- The development of recommendations by the neighborhood representatives, which are the basis for the creation of neighborhood policies within the neighborhood plan, as part of the Comprehensive Plan.

NP-9 Utilize all reasonable measures of communication with the neighborhood and neighborhood representatives throughout the neighborhood planning and update process. Periodically review and evaluate the neighborhood plan update process in order to improve the planning process and to strengthen communication between City staff and officials and neighborhoods through:

- Updating of current issues and feedback regarding the neighborhood planning and update process by representative groups within the neighborhood;
- Coordination among the Strategic Neighborhoods Team which is comprised of staff from City departments and divisions, for the purpose of ongoing contact with the neighborhood, providing continued support throughout the plan update, and developing future enhancements to the update process;
- Maintenance and enhancement of communication strategies to achieve an active network for reporting and feedback between City staff and officials and the neighborhood; and
- Identification and recruitment of neighborhood representatives and organizational contacts to provide ongoing maintenance of the neighborhood plan, to offer feedback to City staff and officials, and to remain informed of City projects and processes.

Delete the existing Introduction portion and policies NP-1 to NP-11 and associated text of the existing Neighborhood Chapter, which read as follows:

# Organization of this Chapter

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*The Neighborhoods Chapter is divided into the following sections:*

**The Introduction** describes the intent of the Neighborhoods Chapter and its relationship to Redmond's vision of the future and the other chapters.

**The Planning Context** summarizes how this chapter responds to the requirements of the Growth Management Act and the Countywide Planning Policies.

**The Neighborhood Policies** are divided into the following areas:

- A. **Planning for Neighborhoods Policies** guide the preparation and updating of neighborhood plans.
- B. **Carrying Out Neighborhood Plans** includes policies on implementing the neighborhood plans.
- C.-K. **Neighborhood Policies** for each neighborhood include the results of the neighborhood planning process. After the neighborhood plan is prepared, it is incorporated into this section. Each neighborhood has a vision and policies specific to that neighborhood. The neighborhoods are listed alphabetically and include Bear Creek, Education Hill, Grass Lawn, North Redmond, Overlake, Sammamish Valley, Southeast Redmond, Viewpoint and Willows.

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(Ord. 1847)

## NEIGHBORHOODS

# Introduction

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**T**he Neighborhoods Chapter contains neighborhood specific policies. The overall goal of neighborhood plans, like all plans, is to make each neighborhood a better place to live or work; in short, to enhance the quality of life. Neighborhood planning uses the City's overall policies, neighborhood issues and neighborhood opportunities to develop solutions that take advantage of opportunities and address problems. Neighborhood planning has the following advantages:

- A comprehensive look is given to each neighborhood to inventory neighborhood issues and concerns.
- Better neighborhoods result from addressing their problems and capitalizing on neighborhood opportunities.
- Neighborhood specific policies can help that area develop a sense of place; that is, a combination of character, setting, uses and environment that makes the neighborhood unique.
- Neighborhood planning efforts can bring together those who live or work in the neighborhood to address neighborhood concerns and to help achieve neighborhood goals.
- Neighborhood planning brings together community residents and the City, helping to forge a citywide identity.
- Barriers to implementing citywide policies are identified and addressed, enhancing the effectiveness of citywide planning.
- Policies developed on a neighborhood level may be applicable to the entire City, improving planning and implementation citywide.

By solving neighborhood problems and capitalizing on the desirable attributes of neighborhoods, the Neighborhoods Chapter works to enhance Redmond's quality of life. For example, neighborhood traffic management and land use policies help provide for efficient development while minimizing land use con-

licts and adverse impacts on neighboring uses. Policies on the protection of certain forested areas help retain the trees that give Redmond its sense of place.

While helping to maintain and improve Redmond's quality of life, the Neighborhoods Chapter seeks to carry out Redmond's vision for the future. The citywide vision establishes an overall preferred future for the City, the Neighborhoods Chapter establishes a specific vision for each neighborhood. These visions are consistent. Helping to bring about each neighborhood vision will help achieve the citywide vision. For example, the goals in the citywide vision encourage attractive, high quality neighborhoods; the neighborhood visions identify the desired qualities of each residential neighborhood and the policies that protect and enhance these qualities.

The other chapters address topic areas citywide; the Neighborhoods Chapter addresses these subject areas in a neighborhood specific manner. The Neighborhoods Chapter is coordinated with other chapters to ensure that policies are not duplicated. For example, the Transportation Chapter addresses traffic issues for all of Redmond. The transportation policies for several neighborhoods in the Neighborhoods Chapter address neighborhood specific transportation issues and the location of new neighborhood streets.

The City Center (Downtown) Chapter includes policies applicable to the Downtown neighborhood.

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(Ord. 1847)

# Planning Context

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In the past, Redmond has prepared neighborhood plans to address neighborhood issues and opportunities. This chapter carries forward and builds upon the policies and programs developed by these efforts.

The Growth Management Act authorizes neighborhood plans or neighborhood chapters as optional parts of a comprehensive plan. The Growth Management Act requires that these chapters be consistent with the citywide comprehensive plan. The Countywide Planning Policies do not specifically address neighborhood plans. However, since the neighborhood plans are part of Redmond's Comprehensive Plan, the Countywide Planning Policies apply to neighborhood plans as well.

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(Ord. 1847)

# Neighborhood Policies

## A. Planning for Neighborhoods

**R**edmond's substantial residential and employment growth has increased the complexity of issues and opportunities the City faces. While many of these issues and opportunities can be effectively addressed at a Citywide level, others need more specific solutions. In addition, neighborhoods also may face issues and opportunities different from other parts of the City. Neighborhood plans can help address these issues and opportunities to help maintain and enhance Redmond's high quality of life. This section includes policies that will guide the preparation, review and updating of neighborhood plans.

Redmond's neighborhoods are shown on **Map N-1**. These areas form the boundaries for the neighborhood plans. Redmond has designated most of these neighborhoods for many years. The neighborhoods are based on geography, the transportation network and land use.

As the policies in this chapter show, Redmond developed several neighborhood plans as needs arose and resources were available. Unfortunately, the City has not had an ongoing program to prepare and update neighborhood plans. While some neighborhood plans, such as the City Center (Downtown) Plan, have been updated recently, others are years old; some neighborhoods have never participated in the preparation of a neighborhood plan. Plans should be prepared for each neighborhood over the next 10 years. Since it can take several years to prepare and adopt a neighborhood plan, plan preparation should be staggered to minimize costs while meeting the 10-year goal. The timing of the preparation of a plan for each neighborhood should be based on the urgency of the issues, opportunities that need to be addressed and the level of growth facing each neighborhood.

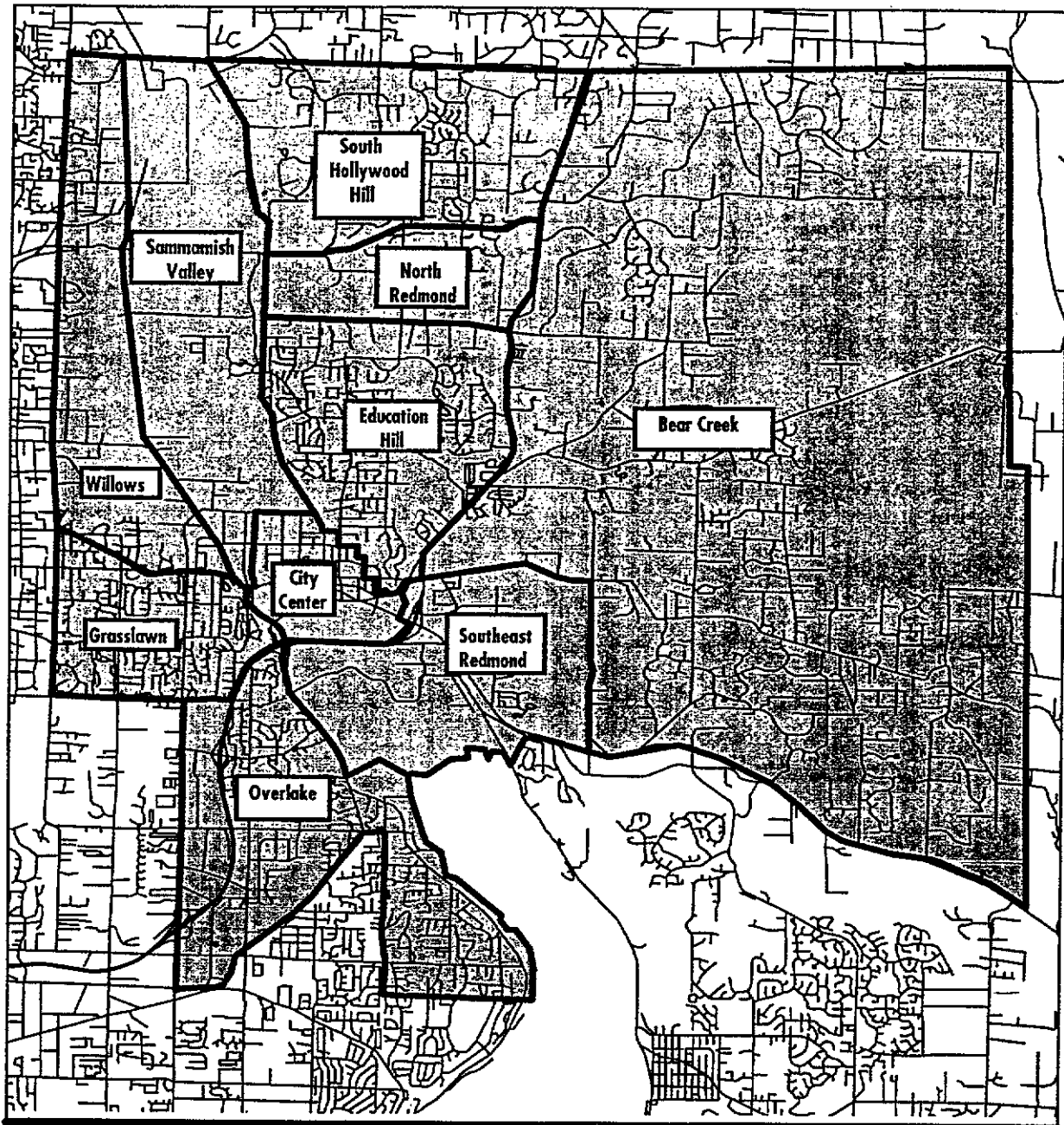
**NP-1** Redmond should prepare plans for each neighborhood over the next 10 years to address specific neighborhood quality of life issues. The City Council shall approve a schedule for the preparation and updating of neighborhood plans.

**Figure N-1** illustrates the neighborhood planning process and the relationship of neighborhood plans to the Comprehensive Plan. Each neighborhood plan will be based upon an inventory and analysis of the current and future conditions, issues and opportunities facing the neighborhood. The Growth Management Act requires neighborhood plans to be consistent with the Comprehensive Plan. To help maintain this consistency, plan policies applicable to identified issues and opportunities will be identified and analyzed. The neighborhood planning process gives the neighborhood the opportunity to refine these policies to fit their circumstances while meeting Citywide objectives. Neighborhood plans also give the City the opportunity to help update the Citywide Comprehensive Plan. Neighborhood plans are likely to identify issues and solutions applicable to the entire City. When these solutions are identified, the Citywide Comprehensive Plan will be amended as appropriate. After being developed, each neighborhood plan will be reviewed by the Planning Commission. The Planning Commission will hold hearings on the plan and make a recommendation to the City Council. The City Council will then approve the plan, after modification if needed, and incorporate it into this chapter.

Effective solutions to neighborhood problems require the involvement of neighborhood residents, property owners and businesses. As part of the preparation of each neighborhood plan, the City should involve these parties. A variety of neighborhood involvement techniques may be used, including convening citizen advisory committees, using existing neighborhood organizations as advisory groups, briefing organizations, conducting neighborhood surveys, holding workshops and conducting public hearings. The techniques selected should be appropriate to the planning effort and the community.

**NP-2** Neighborhood residents, businesses and property owners shall be continuously involved in the preparation and adoption of the neighborhood plan. The techniques selected shall be appropriate to the neighborhood and the issues to be considered.





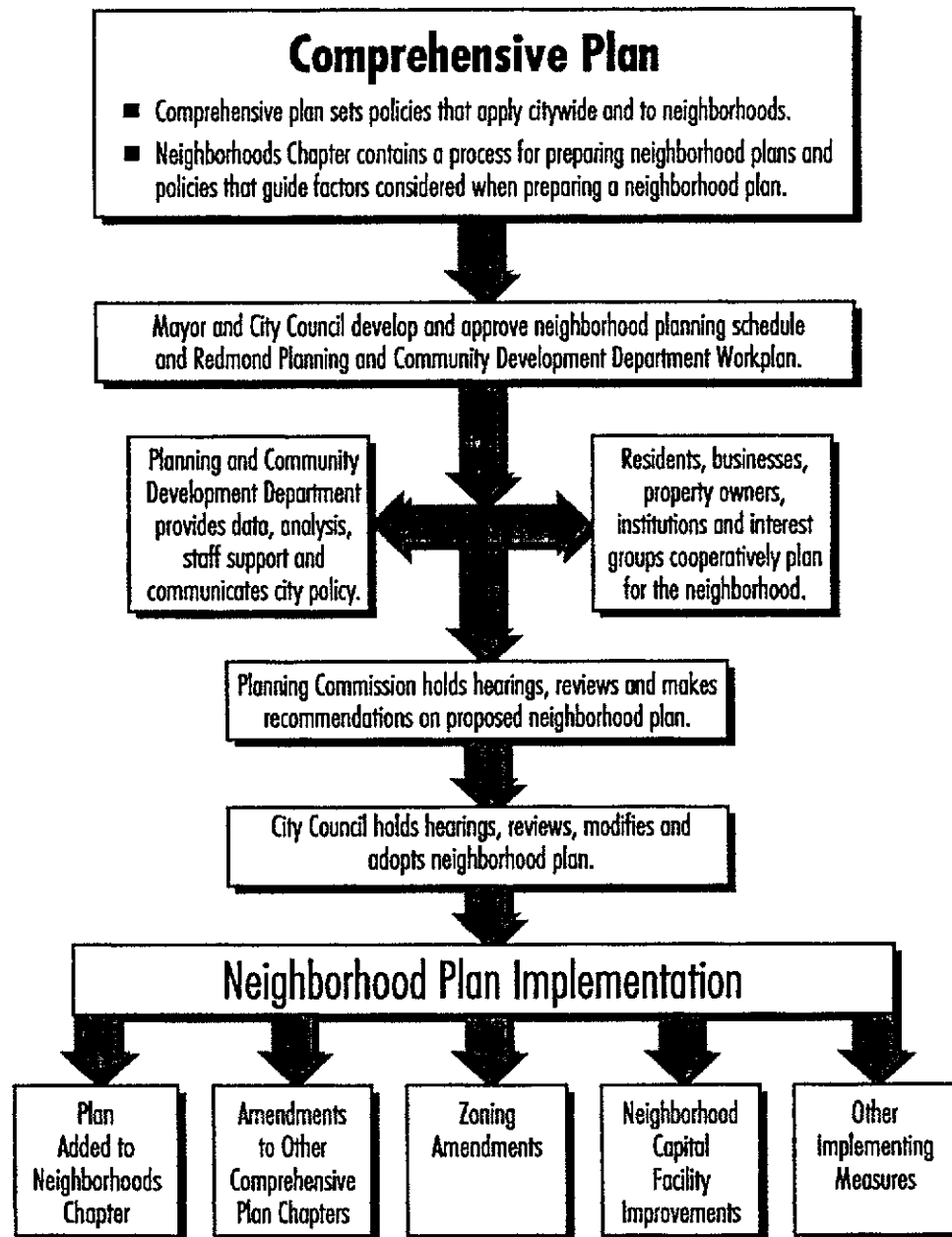
— Roads

■ Neighborhoods

## Neighborhoods

N-1 12/23/99

# Figure N-1 Neighborhood Planning Process



In addition to citizen involvement, affected City departments, boards and advisory committees should participate in the development of neighborhood plans. For example, the Public Works Department should be consulted on street and utility issues. The Parks and Recreation Department and Parks Board should be consulted on park and recreation issues. The neighborhood planning process should include opportunities for these reviews.

**NP-3 Affected City departments, boards, and advisory committees should be involved in the development and review of neighborhood plans.**

Each neighborhood in Redmond is different and each neighborhood plan will address different issues and opportunities. However, to ensure that plans are consistent with the Citywide Comprehensive Plan and that appropriate problems and opportunities are addressed, each plan should consider a common set of issues and opportunities. These considerations are set out in the following policy.

One of the considerations is neighborhood character. Neighborhood character refers to the overall sense of a neighborhood. Neighborhood character evolves over time and results from the interaction of a variety of factors. Factors that contribute to neighborhood character include the appearance of the neighborhood, including the buildings, landscaping and streets; the types of uses; natural features and open space; neighborhood businesses and other focal points such as schools, churches and parks.

**NP-4 In preparing neighborhood plans, the following issues and opportunities should be addressed:**

- Issues and opportunities raised by neighborhood residents, businesses, property owners and other interested groups and individuals.
- Implementation of the Citywide Comprehensive Plan.
- The vision for the neighborhood.
- Land use.
- Whether duplexes, triplexes, four-plexes and townhouses may be

allowed in new subdivisions within the neighborhood. If allowed, these uses shall be in new subdivisions which are visually separated from existing single-family residences and which access a collector or arterial. The neighborhood policies may include special conditions that apply to these uses.

- Neighborhood transportation, including transit service, pedestrian, bicycling and equestrian paths and traffic management.
- Natural features and sensitive areas.
- Parks, open space and community facilities.
- Neighborhood character.
- Utilities and energy conservation.
- The conservation and enhancement of historic, archaeological, or cultural sites.

**The weight given to each of these areas shall vary with its significance to the neighborhood.**

While each neighborhood will require individual solutions and have individual opportunities, a "tool kit" of solutions that can be applied to all neighborhoods can reduce planning costs and ease implementation. The tool kit would include planning techniques, zoning techniques, traffic quieting methods, design standards and other implementation measures. While these tools should be customized to fit the neighborhood, they should also be consistent with the Citywide Comprehensive Plan and be economical to administer. As experience is gained with neighborhood planning, new tools will be added to the tool kit.

**NP-5 The Redmond Planning and Community Development Department shall identify techniques and methods that can be used to prepare and implement neighborhood plans. Where appropriate, solutions chosen should be compatible with the City's Comprehensive Plan and development regulations.**

To be effective, plans must be current. Given the rapid growth facing Redmond, neighborhood plans should be reviewed every five years. Based on that review, which should include appropriate neighborhood involvement, the City may decide that the plan does not require any changes, that limited updating is needed or that the neighborhood plan should be redone.

**NP-6** Neighborhood plans should be reviewed every five years to determine if they are current or require updating. The Planning Commission should prepare a recommendation in consultation with neighborhood representatives for consideration by the City Council. The City Council shall decide which plans should be updated and at what level of effort when deciding City Work Programs for the year.

## B. Carrying Out Neighborhood Plans

### Overall Policies

Once a neighborhood plan is prepared and adopted, it must be implemented. Neighborhood plans will be implemented through development regulations, through programs carried out by City departments and by applying neighborhood plan policies to specific developments through land use reviews. Examples of discretionary land use reviews that will be used to apply the neighborhood policies include Plan amendments, rezones, subdivisions, site plan reviews, SEPA reviews, special development permits, general development permits and similar permits and approvals.

**NP-7** Any development regulation amendments necessary to implement a neighborhood plan shall be prepared concurrently with the plan so the Planning Commission and City Council can review both the plan and development regulations at the same time.

**NP-8** After adoption, neighborhood plans shall be integrated into this chapter.

**NP-9** The neighborhood vision, policies and improvements in this chapter shall be implemented by City Departments as

resources are available. Departments shall carry out the neighborhood vision, policies and improvements through discretionary land use reviews.

**NP-10** Neighborhood plans also may be carried out through amendments to the citywide Comprehensive Plan, identifying capital facility improvements needed in a neighborhood, ways of funding these improvements and other implementing measures.

**NP-11** If conflicts occur, the policies in the other Comprehensive Plan chapters control over the policies in a neighborhood plan adopted before 1991. In other cases of conflicts, the neighborhood policies control.

Some neighborhood plans include neighborhood street plans. The neighborhood street plans divide certain neighborhoods into subareas for the purpose of planning streets to access under-developed areas. Several categories of streets have been identified. Approved streets are streets for which the Technical Committee has approved the street location, but the street has not yet been constructed. Proposed streets are conceptual routes identified for the purpose of demonstrating a safe, efficient and economical means to access anticipated developments. The proposed streets are not meant as fixed routes but rather as a conceptual basis for evaluating future development proposals in relation to the entire street plan for the City and subarea. These conceptual street maps will be carried out through policy NP-9 and other means.

### Neighborhood Commercial Policies

Neighborhood commercial areas may be designated as part of neighborhood plans. The following policies supplement the Neighborhood Commercial designation in the Land Use Chapter for siting and developing of neighborhood commercial areas. Neighborhoods may also develop policies specific to their area.

Neighborhood commercial areas contain businesses that provide nondurable household goods and services that are purchased frequently. They often include grocery stores, cleaners and other convenience goods and services. Allowing small-scale commercial areas in neighborhoods has many advantages. They can give neighborhoods a sense of identity. They